

## ZONING AND BUILDING AGENDA

JUNE 17, 2003

- 239614      DOCKET #7107 - DOMINICK MCNICHOLAS, Owner, 8700 Ballard Road, Des Plaines, Illinois 60016, Application (No. MA-20-06; Z00131). Submitted by Robert C. Kenny, Schain Burney Ross & Citron, 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the R-5 Single Family Residence District to the R-7 General Residence District for a Planned Unit Development (if granted under companion SU-20-18) for twenty-four (24) townhomes in Section 14 of Maine Township. Property consists of approximately 2.7 acres on the west side of Jacqueline Drive between Davis Street and Ballard Road of which .45 of an acre is located at the northeast corner of Ballard Road and Knight Avenue in Maine township. Intended use: Planned Unit Development for twenty-four (24) townhomes.  
**Recommendation: Approval of the Final Plat for Planned Unit Development.**
- 239615      DOCKET #7108 - DOMINICK MCNICHOLAS, Owner, 8700 Ballard, Des Plaines, Illinois 60016, Application (No. SU-20-18; Z00132). Submitted by Robert C. Kenny, Schain Burney Ross & Citron, 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a SPECIAL USE in the R-7 General Residence District (if granted under companion MA-20-06) for a Planned Unit Development for twenty-four (24) townhomes in Section 14 of Maine Township. Property consists of approximately 2.7 acres on the west side of Jacqueline Drive between Davis Street and Ballard Road of which .45 of an acre is located at the northeast corner of Ballard Road and Knight Avenue in Maine Township. Intended use: Planned Unit Development for twenty-four (24) townhomes. **Recommendation: Approval of the Final Plat for Planned Unit Development.**

On September 20, 2001, the County Board granted the approval of the Preliminary Planned Unit Development for the reclassification of the subject property from the R-5 Single Family Residence District to the R-7 General Residence District and a Special Use in the R-7 General Residence District for 24 townhomes. On September 5, 2002, a one-year extension of time was granted by the Cook County Board of Commissioners.

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**THE ZONING BOARD OF APPEALS RECOMMENDATIONS CONTINUED:**

243646      DOCKET #7150 - VICTOR MOORE AND ERIC MOORE, Owners, 1869 Techny Road, Northbrook, Illinois 60062, Application (No. MA-21-05; Z01059). Submitted by Michael D. Downing, 1275 North Milwaukee Avenue, Suite 300, Glenview, Illinois 60025. Seeking a MAP AMENDMENT in the R-3 Single Family Residence District to the R-6 General Residence District for a Planned Unit Development (if granted under companion SU-21-14) as amended for sixty-six (66) ~~seventy-four (74)~~ townhomes in Section 29 of Northfield Township. Property consists of ±10 acres located on the west side of Landwehr Road approximately 547.43 feet north of West Lake Avenue in Northfield Township. Intended use: Planned Unit Development as amended for sixty-six (66) ~~seventy-four (74)~~ townhomes. **RECOMMENDATION: Approval of the Final Plat for Planned Unit Development.**

243645      DOCKET #7151 - VICTOR MOORE AND ERIC MOORE, Owners, 1869 Techny Road, Northbrook, Illinois 60062, Application (No. SU-21-14; Z01060). Submitted by Michael D. Downing, 1275 North Milwaukee Avenue, Suite 300, Glenview, Illinois 60025. Seeking a SPECIAL USE in the R-6 General Residence District (if granted under companion MA-21-05) for a Planned Unit Development as amended for sixty-six (66) ~~seventy-four (74)~~ townhomes in Section 29 of Northfield Township. Property consists of ±10 acres; located on the west side of Landwehr Road approximately 547.43 feet north of West Lake Avenue in Northfield Township. Intended use: Planned Unit Development as amended for sixty-six (66) ~~seventy-four (74)~~ townhomes. **RECOMMENDATION: Approval of the Final Plat for Planned Unit Development.**

On April 9, 2002, the County Board granted the approval of the Preliminary Planned Unit Development for the reclassification of the subject property from the R-3 Single Family Residence District to the R-6 General Residence District and a Special use in the R-6 General Residence District for a Planned Unit Development for sixty-six (66) townhomes (as amended from seventy-four (74)). On April 15, 2003, the Cook County Board of Commissioners granted a one-year extension of time. On June 4, 2003, the Cook County Zoning Board of Appeals recommended approval of the Final Plat for the Planned Unit Development.

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:**

259859      DOCKET #7439 - R. PIECHA, Owner, Application: Variation to reduce the left interior side yard setback from the required 10 feet to 6 feet for a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the east side of Glenwood Lane, approximately 96.5 feet north of Linneman Street in Northfield Township. **RECOMMENDATION: That variation application be granted.**

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS CONTINUED:**

- 259860      DOCKET #7363 - L. KURHAYEZ, Owner, Application: Variation to reduce the front yard setback from the required 40 feet to 30 feet (existing); and to increase the floor area ratio from the maximum allowed 25 feet to 28 feet for a second story addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.38 of an acre, located on the south side of Laurel Avenue in Lyons Township. **RECOMMENDATION: That variation application be granted.**
- 259861      DOCKET #7469 - P. MCGEEVER, Owner, Application: Variation to reduce the left interior yard setback from the minimum required 10 feet to 6.8 feet (existing principal); and to reduce the right yard setback from the minimum required 10 feet to 5 feet (existing accessory); for a second story addition in the R-5 single Family Residence District. The subject property consists of approximately 0.72 of an acre, located on the east side of Woodland Drive, approximately 416 feet south of Foundry Road in Wheeling Township. **RECOMMENDATION: That variation application be granted.**
- 259862      DOCKET #7483 - F. & M. PAGANO, Owners, Application: Variation to reduce the right corner side yard setback from the minimum required 15 feet to 2.15 feet for a one story garage and mud room addition in the R-5 Single Family Residence District. This is a corner lot so the garage will be facing Bryn Mawr Avenue and no neighbors will be affected by the requested setback. The subject property consists of approximately 0.194 of an acre, located on the southeast corner of Washington Street and Bryn Mawr Avenue in Norwood Park Township. **RECOMMENDATION: That variation application be granted.**
- 259863      DOCKET #7484 - M. & G. COHN, Owners, Application: Variation to reduce the left interior side yard setback from the minimum required 10 feet to 6.5 feet (existing); and to reduce the front yard setback from the minimum required 30 feet to 23 feet for an addition in the R-5 Single Family Residence District. The property is a pie shaped lot which causes difficulty in the placement of the addition in the required front yard. The subject property consists of approximately 0.21 of an acre located on the west side of Alexis Court, approximately 249 feet south of Harrison Street in Maine Township. **RECOMMENDATION: That variation application be granted.**

\* The next regularly scheduled meeting is presently set for Tuesday, July 1, 2003.